

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between &

Median sale price

Median price House Unit Suburb
 Period - From to Source

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	51 Pakington St ST KILDA 3182	\$1,505,000	01/12/2018
2	30 Hartington St ELSTERNWICK 3185	\$1,480,000	02/01/2019
3	32 Nightingale St BALACLAVA 3183	\$1,470,000	08/03/2019

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Rochelle Butt
0395259222
0412707033

rochelle@rodneymorley.com.au

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

December quarter 2018: \$1,725,000



 3  1  1

Rooms:

Property Type: House

Land Size: 486 sqm approx

Agent Comments

Comparable Properties



51 Pakington St ST KILDA 3182 (REI/VG)

Agent Comments

 4  2  1

Price: \$1,505,000

Method: Auction Sale

Date: 01/12/2018

Rooms: -

Property Type: House (Res)

Land Size: 200 sqm approx



30 Hartington St ELSTERNWICK 3185 (VG)

Agent Comments

 4  -  -

Price: \$1,480,000

Method: Sale

Date: 02/01/2019

Rooms: -

Property Type: House (Res)

Land Size: 387 sqm approx



32 Nightingale St BALACLAVA 3183 (REI)

Agent Comments

 3  2  -

Price: \$1,470,000

Method: Private Sale

Date: 08/03/2019

Rooms: -

Property Type: House